Karen Johnson Davidson County
Batch# 659901 DEEDWARR
06/18/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210618-0082763

# WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC. 25 Century Blvd, Suite 402. Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Carter Realty Investments | SEND TAX BILLS TO: Carter Realty Investments | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) P.O. Box 1633 | (NAME) P.O. Box 1633 | 05208004000 |
| (ADDRESS) Mt. Juliet, TN 37121 | (ADDRESS) Mt. Juliet, TN 37121 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **VOA Property Corporation of Louisville, Inc**, a Kentucky Incorporation , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carter Realty Investments,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Parcel I:**

**Being Lot No. 54 on the Plan of Sequoia Valley, Section 2, as of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 54 fronts 39.6 feet along the westerly margin of Blackfoot Court and runs back 136.6 feet on the northerly line and 154.3 feet on the southerly line to a line in the rear measuring 202.00 feet thereon.**

**Being the same property conveyed to VOA Property Corporation of Louisville, Inc., by virtue of that certain Warranty Deed dated June 7, 2004, and being of record at Instrument No. 20040615-0070447 in the Register's Office of Davidson County, Tennessee.**

**Parcel II:**

**LAND in Davidson County, Tennessee, being Parcel 23 on the Plan of Highlands of Tulip grove, Section 3, as of record in Book 4675, Page 140, amended in instrument of record in Book 10479, Page 219, Register's Office for Davidson County, Tennessee.**

**Said Parcel 23 fronts 72 feet along the curving easterly margin of Netherlands Drive and runs back between lines 330.69 feet on the northerly line and 331.74 feet on the southerly line to a line at the rear measuring 138.49 feet.**

**Being the same property conveyed to VOA Property Corporation of Louisville, Inc., by virtue of that certain Deed dated August 27, 2003, and being of record at Instrument No. 20030902-0126790 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at** Subject to all matters of record in Plat Book 3700, Page 114 and Plat Book 4675, Page 140 amended in Book 10479, Page 219, Deed Restrictions recorded at Book 4047, Page 877, Deed Restrictions recorded at Book 4793, Page 157, Book 4849, Page 767, Book 5020, page 58, Book 5028, Page 357, Book 5545, Page 321 and Book 6017, Page 179, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1200 Blackfoot Ct. Madison, TN 37115, and 709 Netherlands Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved
This is improved x property, known as 1200 Blackfoot Ct. Madison, TN 37115, and 709 Netherlands Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of June, 2021.

VOA Property Corporation of Louisville, Inc

By Jennifer Hancock, President

STATE OF Kentucky
COUNTY OF Jefferson

Before me, a Notary Public of said County and State, personally appeared Jennifer Hancock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of VOA Property Corporation of Louisville, Inc, the within named bargainer, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as President.

Witness my hand and official seal, this 16 day of June, 2021.

Notary Public Taylor Marie Clements-Smith

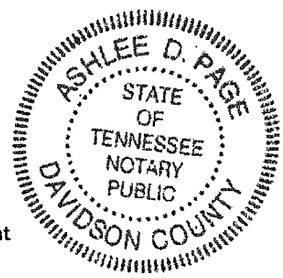
My Commission Expires: July 2, 2024

TAYLOR MARIE CLEMENTS-SMITH NOTARY PUBLIC Comm. Number KYNP10169 My Comm. Exp. Jul 2, 2024 COMMONWEALTH OF KENTUCKY

Certificate of Authenticity

I, Dawn Cheri Mason, do hereby make oath that I am a licensed attorney And/or the custodian of the electronic version of the attached document tendered for registration Herewith and that this is a true and correct copy of the original document executed and Authenticated according to the law.

Dawn Cheri Mason
Signature




State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022